

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>5</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 904 N 7th
 Parcel No. 2945-141-11-009
 Subdivision Grand Junction
 Filing _____ Block 18 Lot 1-3

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 2682 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10,497
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ben & Heidi Fay
 Address 904 N. 7th
 City / State / Zip CO, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: change current canvas awning to sheet metal awning only - no dig to
 * FOR CHANGE OF USE: footprint of bldg

APPLICANT INFORMATION:

Name (same) MID
 Address _____ OCT 23 2009
 City / State / Zip _____
 Telephone 261-7305

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 500
 Current Fair Market Value of Structure \$ 299,390

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS, Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>15/15</u> from PL	Parking Requirement <u>no dig</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/23/09
 Planning Approval [Signature] Date 10/23/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>10/23/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)